



IVORY PROPERTIES GROUP BERHAD
Company No.: 673211-M

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE QUARTER ENDED 31 DECEMBER
2015**

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IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015
CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME**

	Individual Quarter		Cumulative Quarter	
	Current Quarter 31.12.2015 RM'000	Preceding Year Corresponding Quarter 31.12.2014 RM'000	Current Year- To-Date 31.12.2015 RM'000	Preceding Year Corresponding Period 31.12.2014 RM'000
Revenue	157,280	56,908	307,125	164,658
Cost of sales	(140,693)	(42,265)	(256,587)	(119,152)
Gross profit	16,587	14,643	50,538	45,506
Other operating expenses	(16,905)	(15,649)	(47,346)	(44,196)
Other operating income	2,410	4,500	15,020	11,535
Results from operating activities	2,092	3,494	18,212	12,845
Finance costs	(2,527)	(3,027)	(7,700)	(8,482)
Share of profit/(loss) of equity accounted investees, net of tax				
- associates	372	(24)	309	(180)
- joint ventures	3,074	(148)	4,421	7,490
Profit before tax	3,011	295	15,242	11,673
Tax expense	(1,589)	68	(5,025)	(997)
Profit for the period/ year	1,422	363	10,217	10,676
Other comprehensive income for the period, net of tax	-	-	-	-
Total comprehensive income for the period/ year	1,422	363	10,217	10,676
Profit attributable to:				
Owners of the Company	1,423	489	10,366	11,298
Non-controlling interests	(1)	(126)	(149)	(622)
	1,422	363	10,217	10,676
Total comprehensive income attributable to:				
Owners of the Company	1,423	489	10,366	11,298
Non-controlling interests	(1)	(126)	(149)	(622)
	1,422	363	10,217	10,676
Earnings per share attributable to the owners of the Company:				
Basic (sen)	0.32	0.11	2.33	2.54

Certain comparative figures have been restated to conform with the unaudited interim financial statements of current financial period ended 31 December 2015.

The Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Annual Financial Report for the financial period ended 31 March 2015 and the accompanying explanatory notes attached to this interim financial report.

IVORY PROPERTIES GROUP BERHAD (673211–M)
UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015
CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	Unaudited as at 31.12.2015 RM'000	Audited as at 31.03.2015 RM'000
Assets		
Property, plant and equipment	48,937	55,544
Investment properties	58,755	60,393
Intangible assets	7	13
Investment in associates	5,294	4,985
Investment in joint ventures	124,244	79,640
Deferred tax assets	7,731	6,161
Total non-current assets	<u>244,968</u>	<u>206,736</u>
Property development costs	217,754	279,880
Inventories	182,677	174,631
Trade and other receivables	199,308	217,282
Current tax assets	3,528	2,588
Cash and bank balances	85,159	32,207
Total current assets	<u>688,426</u>	<u>706,588</u>
Total assets	<u>933,394</u>	<u>913,324</u>
Equity		
Share capital	204,164	204,164
Warrant reserve	27,900	27,900
Retained earnings	179,595	170,735
Equity attributable to owners of the Company	<u>411,659</u>	<u>402,799</u>
Non-controlling interests	<u>(248)</u>	<u>(1,605)</u>
Total equity	<u>411,411</u>	<u>401,194</u>
Liabilities		
Loans and borrowings	216,213	251,098
Deferred tax liabilities	11,755	9,711
Total non-current liabilities	<u>227,968</u>	<u>260,809</u>
Loans and borrowings	47,780	48,247
Trade and other payables	240,696	191,687
Current tax liabilities	5,539	11,387
Total current liabilities	<u>294,015</u>	<u>251,321</u>
Total liabilities	<u>521,983</u>	<u>512,130</u>
Total equity and liabilities	<u>933,394</u>	<u>913,324</u>
Net assets per share attributable to ordinary equity holders of the Company (RM)*	<u>0.92</u>	<u>0.90</u>

* Computed based on 445,527,027 ordinary shares of RM0.50 each in the Company (“Shares”)

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the financial period ended 31 March 2015 and the accompanying explanatory notes attached to this interim financial report.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	Attributable to owners of the Company			Total RM'000	Non- controlling interests RM'000	Total equity RM'000
	Non-distributable		Distributable			
	Share capital RM'000	Warrant reserve RM'000	Retained earnings RM'000			
Balance at 1 April 2015	204,164	27,900	170,735	402,799	(1,605)	401,194
Total comprehensive income/(expense) for the period	-	-	10,366	10,366	(149)	10,217
Disposal of investment in a subsidiary	-	-	(1,506)	(1,506)	1,506	-
Balance at 31 December 2015	204,164	27,900	179,595	411,659	(248)	411,411
Balance at 1 April 2014	204,164	27,900	150,848	382,912	(367)	382,545
Total comprehensive income/(expense) for the period	-	-	11,298	11,298	(622)	10,676
Balance at 31 December 2014	204,164	27,900	162,146	394,210	(989)	393,221

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Financial Report for the financial period ended 31 March 2015 and the accompanying explanatory notes attached to this interim financial report.

IVORY PROPERTIES GROUP BERHAD (673211-M)
UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015
CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	Current Year-To-Date 31.12.2015 RM'000	Preceding Year Corresponding Period 31.12.2014 RM'000
<u>Cash flows from operating activities</u>		
Profit before tax	15,242	11,673
Adjustments for:-		
Amortisation of intangible assets	6	6
Bad debts written off	-	283
Bad debts recovered	-	(96)
Depreciation of investment properties	1,638	1,748
Depreciation of property, plant and equipment	5,202	5,089
Gain on disposal of investment in subsidiary	(7,527)	-
Gain on disposal of investment properties	-	(5,590)
Gain on disposal of property, plant and equipment	(36)	(58)
Interest expense	7,700	8,482
Interest income	(1,054)	(529)
Plant and equipment written off	8	38
Share of (profit)/loss in associates, net of tax	(309)	180
Share of profit in joint ventures, net of tax	(4,421)	(7,490)
Unrealised loss from downstream sale to associates	-	455
Unrealised loss from downstream sale to joint ventures	2,561	-
Operating profit before changes in working capital	19,010	14,191
Change in property development costs	62,126	22,870
Change in inventories	(8,142)	1,132
Change in trade and other receivables	17,604	19,589
Change in trade and other payables	61,864	(17,266)
Cash from operations	152,462	40,516
Tax paid	(11,339)	(10,727)
Net cash from operating activities	141,123	29,789
<u>Cash flows from investing activities</u>		
Interest received	1,054	529
Acquisition of investment properties	-	(303)
Acquisition of property, plant and equipment	(3,145)	(5,632)
Cash outflow from disposal of subsidiary	(354)	-
Investment in joint venture	(42,744)	(19,698)
Proceeds from disposal of investment properties	-	35,000
Proceeds from disposal of property, plant and equipment	70	122
Placement of fixed deposit	(5,024)	(116)
Net cash (used in)/from investing activities	(50,143)	9,902

IVORY PROPERTIES GROUP BERHAD (673211-M)
UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015
CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS (Cont'd)

	Current Year-To-Date 31.12.2015 RM'000	Preceding Year Corresponding Period 31.12.2014 RM'000
<u>Cash flows from financing activities</u>		
Interest paid	(7,700)	(8,482)
Repayment of finance lease liabilities	(2,661)	(1,720)
Repayment of term loans and bridging loans	(69,182)	(86,925)
Drawdown of finance lease liabilities	822	4,179
Drawdown of term loans and bridging loans	35,411	65,508
Net cash used in financing activities	(43,310)	(27,440)
Net increase in cash and cash equivalents	47,670	12,251
Cash and cash equivalents at beginning of year	25,767	29,387
Cash and cash equivalents at end of year	73,437	41,638
Cash and cash equivalents comprise the following:-		
Cash in hand and at banks	67,218	23,265
Deposits with licensed banks (excluding deposits pledged)	8,000	20,147
Bank overdrafts	(1,781)	(1,774)
	73,437	41,638

The Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Annual Financial Report for the financial period ended 31 March 2015 and the accompanying explanatory notes attached to this interim financial report.

IVORY PROPERTIES GROUP BERHAD (673211-M)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015

PART A – EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING STANDARD (“FRS”) 134: INTERIM FINANCIAL REPORTING

A1 Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with the requirements of FRS 134: Interim Financial Reporting and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the Annual Financial Report for the financial period ended 31 March 2015 and the accompanying explanatory notes attached to this interim financial report.

The explanatory notes provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial period ended 31 March 2015. The interim consolidated financial report and explanatory notes thereon do not include all the information required for a full set of financial statements prepared in accordance with FRSs.

A2 Changes in Accounting Policies

The significant accounting policies and methods of computation adopted by the Group in this interim financial statements are consistent with those of the audited financial statements for the period ended 31 March 2015 except for the adoption of the following new/revised FRSs, amendments to FRSs and Interpretations:

- FRS 9, Financial Instruments
- FRS 14, Regulatory Deferral Accounts
- Amendments to FRS 10 and FRS 128, Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
- Amendments to FRS 10, FRS 12 and FRS 128, Investment Entities: Applying the Consolidation Exception
- Amendments to FRS 11, Accounting for Acquisitions of Interests in Joint Operations
- Amendments to FRS 101, Disclosure Initiative
- Amendments to FRS 116 and FRS 138, Clarification of Acceptable Methods of Depreciation and Amortisation
- Amendments to FRS 127, Equity Method in Separate Financial Statements
- Annual Improvements 2012-2014 Cycle

The adoption of the above FRSs and Amendments do not have any significant impact on the Group’s financial position and results.

Malaysia Financial Reporting Standards, MFRSs

The Company falls within the scope of IC Interpretation 15, Agreements for the Construction of Real Estate. Therefore, the Company is currently exempted from adopting the Malaysian Financial Reporting Standards (“MFRS”) and is referred to as a “Transitioning Entity”. Being a Transitioning Entity, the Company will adopt the MFRS and present its first set of MFRS financial statements when adoption of the MFRS is mandated by the MASB.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015**

**PART A – EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING
STANDARD (“FRS”) 134: INTERIM FINANCIAL REPORTING (*Cont’d*)**

A3 Auditors’ Report on Preceding Annual Financial Statements

There was no qualification to the audited financial statements of the Group for the financial period ended 31 March 2015.

A4 Seasonal or Cyclical Factors

The business operations of the Group for the current financial quarter have not been significantly affected by seasonal and cyclical factors.

A5 Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current financial quarter.

A6 Material Changes in Estimates

There were no changes in estimates that have had a material effect on the current financial quarter’s results.

A7 Debt and Equity Securities

There were no issuances, cancellation, repurchase, resale or repayment of debt and/or equity securities, share buybacks, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial quarter and financial period-to-date under review.

A8 Dividends Paid

No dividends have been paid during the current financial quarter.

IVORY PROPERTIES GROUP BERHAD (673211-M)**UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015****PART A – EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING STANDARD (“FRS”) 134: INTERIM FINANCIAL REPORTING (Cont’d)****A9 Operating Segments**

The Group has four reportable segments, as described below, which are the Group’s strategic business units.

	Property development and management RM’000	Construction contracts RM’000	Food and beverage RM’000	Investment holding and others RM’000	Total RM’000
For the financial period ended 31 December 2015					
External revenue	186,147	118,736	1,319	923	307,125
Inter-segment revenue	26,595	67,065	-	6,669	100,329
Gross profit	48,022	2,164	2	350	50,538
Segment profit/(loss)	12,489	820	(1,449)	3,382	15,242
Segment assets (excluding associates and joint venture)	542,549	160,014	3,693	97,600	803,856
For the financial period ended 31 December 2014					
External revenue	146,676	11,342	3,871	2,769	164,658
Inter-segment revenue	11,347	73,942	-	6,855	92,144
Gross profit /(loss)	58,118	2,194	(9)	2,032	62,335
Segment profit/(loss)	19,170	(1,292)	(1,727)	(4,478)	11,673
Segment assets (excluding associates and joint venture)	507,347	138,731	10,789	157,972	814,839

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015**

**PART A – EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING
STANDARD (“FRS”) 134: INTERIM FINANCIAL REPORTING (Cont’d)**

A9 Operating Segments (Cont’d)

Geographical Segments

The business of the Group only operates in Malaysia. As such, information on geographical segment is not presented.

Major Customers

Major customers with revenue equal or more than 10% of the Group’s total revenue as at the end of current financial period are as follows:

	RM’000
Joint ventures	35,098
En bloc customers	2,986
	<u>38,084</u>

A10 Subsequent Material Events

There were no other material events or transactions subsequent to the end of the current financial quarter ended 31 December 2015 to 16 February 2016 (the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report).

A11 Changes in the Composition of the Group

There were no changes in the composition of the Group for the current financial quarter and financial period-to-date, except as disclosed below.

The Company had on 22 May 2015, entered into a Shares Sale and Purchase Agreement with Worldwide Platinum Holdings Sdn Bhd for the disposal of the entire 80% equity interest in Soju Entertainment Sdn Bhd representing 8 ordinary shares of RM1.00 each for cash consideration of RM8 only.

On 26 October 2015, the Company has acquired the entire issued and paid up share capital of Ivory World City Sdn Bhd and G Ivory Sdn Bhd for a total cash consideration of RM2.00 each.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015**

**PART A – EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING
STANDARD (“FRS”) 134: INTERIM FINANCIAL REPORTING (*Cont’d*)**

A12 Changes in Contingent Liabilities or Contingent Assets

There are no material changes in contingent liabilities or contingent assets as at the end of the current financial quarter.

A13 Capital Commitments

There are no material commitments as at 31 December 2015.

A14 Capital Expenditure

There were no major additions and disposals of property, plant and equipment during the current financial quarter and financial period-to-date.

A15 Significant Related Party Transactions

There were no significant related party transactions entered into by the Group during the current financial quarter and financial period-to-date.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE
LISTING REQUIREMENTS**

B1 Review of Performance

The Group's revenue for the current quarter improved by 176.4% to RM157.3 million as compared to RM56.9 million reported in the previous corresponding quarter while profit before tax increased from RM0.3 million in the previous corresponding quarter to RM3.0 million in the current quarter.

Revenue of the property development division surged from RM44.9 million reported in the previous corresponding quarter to RM107.4 million in the current quarter. The significant increase is contributed by the en bloc sales of Penang Times Square Phase 3 Commercial and Phase 4 concluded in the current quarter together with the higher revenue generated from on-going projects. The increase in revenue from the construction division is mainly from the higher billings of work performed during the quarter.

Profit before tax for the current quarter improved from RM0.3 million in the previous corresponding quarter to RM3.0 million in the current quarter. This improvement is in line with the corresponding increase in revenue mainly from the property development division.

B2 Material Changes in the Quarterly Results as compared with the Immediate Preceding Quarter

The Group's revenue improved by 53.6% to RM157.3 million in the current quarter as compared to RM102.4 million reported for the immediate preceding quarter. The Group recorded a pre-tax profit of RM3.0 million for the current quarter as compared to RM2.6 million in the immediate preceding quarter.

The higher revenue recorded in the current quarter results mainly from the property development division as explained in **B1**.

B3 Prospects for the Current Financial Year

Barring unforeseen circumstances, the Board of Directors expects the Group's business prospects for the financial year ending 31 March 2016 to be favourable.

B4 Variance between Actual Profit and Forecast Profit

The Group did not issue any profit forecast nor profit guarantee for the 12 months financial period under review.

IVORY PROPERTIES GROUP BERHAD (673211-M)**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015****PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE
LISTING REQUIREMENTS (Cont'd)****B5 Taxation**

The taxation for the Group comprises the following:-

	Individual Period		Cumulative Period	
	Current Quarter	Preceding Year Corresponding Quarter	Current Year-To-Date	Preceding Year Corresponding Period
	31.12.2015	31.12.2014	31.12.2015	31.12.2014
	RM'000	RM'000	RM'000	RM'000
Current income tax				
Malaysian - current year	(701)	2,098	3,579	8,864
- prior years	667	(37)	973	(919)
Deferred tax - current year	1,624	(2,129)	350	(6,948)
- prior years	(1)	-	123	-
	1,589	(68)	5,025	997

The effective tax rate (excluding share of profit/(loss) from associates and joint ventures) for the current financial quarter and financial period-to-date was higher than the statutory tax rate mainly due to unrecognised business losses.

B6 Status of Corporate Proposals

There were no corporate proposals that have been announced but not yet completed during the current financial quarter and financial period-to-date under review.

B7 Borrowings and Debt Securities

Details of the Group's borrowings as at 31 December 2015 are as follows:-

	Secured RM'000
<i>Long Term Borrowings</i>	
Term loans and bridging loans	213,047
Hire purchase	3,166
	216,213
<i>Short Term Borrowings</i>	
Term loans and bridging loans	21,212
Hire purchase	4,379
Revolving credit	20,408
Overdrafts	1,781
	47,780
Total	263,993

The Group has no foreign currency borrowings.
IVORY PROPERTIES GROUP BERHAD (673211–M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE
LISTING REQUIREMENTS (*Cont’d*)**

B8 Material Litigation

Diamex Sdn. Bhd. – Civil Suit No. 21NCVC-54-09/2015 filed at the Kuala Lumpur High Court

Ivory Properties Group Berhad’s wholly owned subsidiary Ivory Indah Sdn. Bhd. (“IISB”) had on the 17 of September 2015 received court documents in respect of a Civil Suit No: 21NCVC-54-09/2015 filed at the Kuala Lumpur High Court on the 3 September 2015 (“Civil Suit”).

The Civil Suit was filed by Diamex Sdn. Bhd. (“the Plaintiff”) against IISB as the 1st Defendant and 4 other Defendants claiming for several declarations and orders in the Kuala Lumpur High Court in connection to the sale of a parcel of freehold land held under Geran No. 1272, Lot No. 2838, Mukim 18, Daerah Timor Laut, Negeri Pulau Pinang owned by IISB.

The Plaintiff’s Application for injunction and IISB’s Application to strike-out the Plaintiff’s claims have been fixed for hearing on 4 March 2016. The Court has also fixed the matter for full trial on 15, 16, 17, 18 and 19 August 2016.

Krishna Kumar a/l T.N. Sharma – Civil Suit No. 22NCVC-102-06/2015 at Penang High Court

On 5 March 2015, Krishna Kumar a/l T.N. Sharma (“the Plaintiff”) had filed a Writ of Summons & Statement of Claim (“Writ & Claim”) against Ivory Indah Sdn Bhd (“IISB”) in the High Court of Malaya at Kuala Lumpur which was subsequently transferred to High Court of Malaya at Penang under Civil Suit No. 22NCVC-102-06/2015.

The Writ & Claim is in relation to the sales of property by the Plaintiff to IISB in Year 2007 & 2008, with claims that IISB has abrogated the sales agreement and orders to restrain IISB from disposing and dealing with the property until the final disposal of this case.

Further details on the Writ & Claim have been disclosed in the announcement dated 28 January 2016.

The Court has fixed the matter for case management on 10 March 2016. IISB has sought legal advice from its solicitors and the solicitors are of the opinion that the Plaintiff’s claim is frivolous and that the Plaintiff will not be successful in his claim as the Plaintiff has exhausted his legal rights to the said Property.

B9 Dividend

No interim ordinary dividend has been declared for the financial period ended 31 December 2015.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE
LISTING REQUIREMENTS (Cont'd)**

B10 Earnings per Share

B10.1 Basic Earnings per Share

The basic earnings per share for the current financial quarter and financial period-to-date are computed as follows:-

	Individual Period		Cumulative Period	
	Current Quarter 31.12.2015	Preceding Year Corresponding Quarter 31.12.2014	Current Year- To-Date 31.12.2015	Preceding Year Corresponding Period 31.12.2014
Profit attributable to owners of the Company (RM'000)	1,423	489	10,366	11,298
Weighted average number of ordinary shares in issue ('000)	445,527	445,527	445,527	445,527
Basic earnings per share (sen)	0.32	0.11	2.33	2.54

Basic earnings per share is calculated based on the Group's profit attributable to equity holders of the Company and the weighted average number of ordinary shares outstanding during the reporting period.

B10.2 Diluted Earnings per Share

Diluted earnings per share is not applicable as the exercise price of the warrants is higher than the average market price of the Company's ordinary shares for the period under review.

IVORY PROPERTIES GROUP BERHAD (673211–M)

UNAUDITED INTERIM FINANCIAL REPORT

FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE LISTING REQUIREMENTS (Cont'd)

B11 Profit before tax

	Individual Period		Cumulative Period	
	Current Quarter 31.12.2015 RM'000	Preceding Year Corresponding Quarter 31.12.2014 RM'000	Current Year- To-Date 31.12.2015 RM'000	Preceding Year Corresponding Period 31.12.2014 RM'000
Profit before tax is arrived at after charging :				
Amortisation of intangible assets	2	2	6	6
Bad debts written off	-	50	-	283
Depreciation of investment properties	546	644	1,638	1,748
Depreciation of property, plant and equipment	1,655	1,669	5,202	5,089
Interest expense	2,527	3,027	7,700	8,482
Plant and equipment written off	1	11	8	38
and after crediting :				
Bad debt recovered	-	96	-	96
Gain on disposal of investment properties	-	-	-	5,590
Gain on disposal of property, plant and equipment	36	52	36	58
Gain on disposal of investment in subsidiary	-	-	7,527	-
Interest income	524	223	1,054	529
Rental income	1,963	1,879	5,611	5,136

Other than the above items, there were no impairment of assets, provision for and write off of exceptional items for the current financial quarter and financial period-to-date.

IVORY PROPERTIES GROUP BERHAD (673211-M)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2015**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE
LISTING REQUIREMENTS (Cont'd)**

B12 Realised and Unrealised Profits

The breakdown of the retained earnings of the Group as at 31 December, into realised and unrealised profits, pursuant to Paragraphs 2.06 and 2.23 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad are as follows:

	As at 31.12.15 RM'000	As at 31.12.14 RM'000
Total retained earnings of the Company and its subsidiaries:		
- Realised gain	287,776	275,578
- Unrealised loss	(4,024)	(6,278)
	<u>283,752</u>	<u>269,300</u>
Share of retained earnings of associates:		
- Realised gain	4,000	3,656
- Unrealised gain	880	848
	<u>288,632</u>	<u>273,804</u>
Share of retained earnings of joint ventures:		
- Realised gain	4,915	1,926
- Unrealised gain	12	16
	<u>293,559</u>	<u>275,746</u>
Less: Consolidated adjustments	(113,964)	(113,600)
Total retained earnings at 31 December	<u><u>179,595</u></u>	<u><u>162,146</u></u>

B13 Authorised for Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 23 February 2016.

By order of the Board of Directors

Tai Yit Chan (MAICSA 7009143)
Ong Tze-En (MAICSA 7026537)
Company Secretaries

23 February 2016